101.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,500 / 640,500
					USE VALUE:	640,500 / 640,500
					ASSESSED:	640,500 / 640,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		TOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KREIDER JOHN A JR/ERIN E
Owner 2:	
Owner 3:	
Street 1:	22 TOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WOODFALL NORMAN DAVID--ETAL -
Owner 2:	WOODFALL GERALDINE A -
Street 1:	22 TOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1799 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6440.000	210,600	700	429,200	640,500
Total Card	0.148	210,600	700	429,200	640,500
Total Parcel	0.148	210,600	700	429,200	640,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.13 /Parcel: 356.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65538

GIS Ref

GIS Ref

Insp Date 08/07/18

!8130!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	210,600	700	6,440.	429,200	640,500		Year end	12/23/2021
2021	101	FV	202,900	700	6,440.	429,200	632,800		Year End Roll	12/10/2020
2020	101	FV	202,900	700	6,440.	429,200	632,800	632,800	Year End Roll	12/18/2019
2019	101	FV	187,300	700	6,440.	435,400	623,400	623,400	Year End Roll	1/3/2019
2018	101	FV	184,100	3800	6,440.	325,000	512,900	512,900	Year End Roll	12/20/2017
2017	101	FV	184,100	3800	6,440.	294,300	482,200	482,200	Year End Roll	1/3/2017
2016	101	FV	184,100	3800	6,440.	282,100	470,000	470,000	Year End	1/4/2016
2015	101	FV	183,200	3900	6,440.	239,100	426,200	426,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:47:16

LAST REV

Date	Time
08/29/18	11:14:45
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8130

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODFALL NORMAN	1308-142		9/23/2005		430,000	No	No		
	819-189		6/12/1972		22,400	No	No		N

USER DEFINED

Prior Id # 1:	65538
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2002	251	Porch	2,000	C				NEW BOARDS/RAILING

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Measured	197	PATRIOT
10/22/1999	Meas/Inspect	256	PATRIOT
7/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6440		Sq. Ft.	Site		0	70.	0.95	5									429,238						429,200	

Total AC/HA:	0.14784	Total SF/SM:	6440	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,238	Spl Credit		Total:	429,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286135
Depreciation:	75540
Depreciated Total:	210595

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

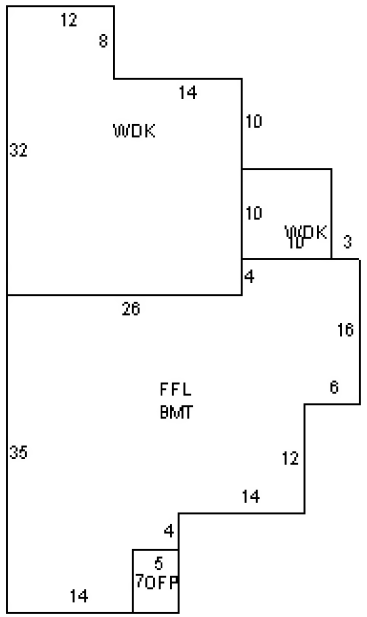
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	69.39
Final Total:	210600	Val/Su SzAd	193.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,090	57.610	62,790
FFL	First Floor	1,090	134.990	147,135
WDK	Deck	820	7.220	5,919
OFP	Open Porch	35	44.000	1,540

Net Sketched Area:	3,035			Total:	217,384
Size Ad	1090	Gross Area	3035	FinArea	1799

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X12	A	AV	1985	7.67	T	27.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700